

- (2) The site plan incorporates a unified access and circulation system in accordance with this section.
- (3) The property owner has entered into a recorded agreement with the Town, that pre-existing connections on the site will be closed and eliminated after completion of each side of the joint use driveway.

**Sec. 3155 Maximum residential occupancy.**

The maximum dwelling unit occupancy shall be a family, plus two persons unrelated to the family; or no more than four unrelated persons.

**DIVISION 16. PLANNED COMMERCIAL DISTRICT PC**

**Sec. 3160 Purpose.**

(a) The purpose of the Planned Commercial District is to provide for the development of planned commercial centers or parks. These areas have all the necessary services and facilities comprehensively provided in accordance with a predetermined development plan. Because these concentrations of retail, service and office establishments are generally stable and offer unified internal arrangement and development, potentially detrimental design effects can be recognized and addressed during the review of the development. For these reasons, the Planned Commercial District standards allow greater development latitude. Districts should be proposed and planned for areas that provide for adequate development and expansion space, landscaped parking areas and service, utilities, and other facilities. Because the development of the planned commercial district takes place in accordance with an approved development plan, adequate separation from adjacent areas of incompatible land use can be achieved.

(b) Planned commercial districts can be a visual asset to the community. Buildings within the district are to be architecturally similar in style and the tract well landscaped. Parking and loading areas are to be screened and pedestrian-vehicular separation achieved. The relationship among individual establishments is to be harmonious. Since the character of the principal tenants, the size of the land to be developed, the relationship of the development to the community, and prospects for economic success of the project have much to do with the physical character of the development, these factors shall be considered in reviewing a planned commercial district application.

**Sec. 3161 Permitted uses.**

(a) The following uses are permitted in the Planned Commercial district. However, no use shall be permitted except in conformity with the uses specifically included in the Final Master Plan approved pursuant to Section 1162.

Residential

Single Family Dwelling, Detached

Single Family Dwelling, Attached

Two-family Dwelling  
Multi-family Dwelling  
Home Occupation

Civic\*

Administrative Services  
Community Recreation  
Cultural Services  
Day Care Center  
Educational Facilities, Primary/Secondary  
Home for Adults  
Life Care Facility  
Nursing Home  
Open Space  
Post Office  
Public Parks and Recreational Areas  
Public Recreation Assembly  
Religious Assembly  
Safety Services  
Shelter  
Utility Services, Minor

Office\*

Clinic  
Financial Institution (without drive-through)  
General Office  
Medical Office

Commercial\*

Automobile Dealership  
Automobile Repair Services/Minor  
Automobile Rental/Leasing  
Automobile Parts/Supply  
Business Support Services  
Car Wash  
Commercial Indoor Amusement  
Commercial Indoor Entertainment  
Commercial Indoor Sports and Recreation  
Communications Services  
Construction Sales/Services  
Consumer Repair Services  
Funeral Home  
Garden Center  
Gasoline Station  
Hospital

Hotel/Motel/Motor Lodge  
Kennel, Commercial  
Laboratory  
Neighborhood Convenience Store  
Outpatient Substance Abuse Treatment Center  
Parking Facility  
Pawn Shop  
Personal Improvement Services  
Personal Services  
Restaurant, General  
Restaurant, Small  
Retail Sales  
Specialty Shop  
Studio, Fine Arts  
Veterinary Hospital/Clinic

Miscellaneous

Accessory Structures

\*Without external speakers only. Any use which incorporates an external speaker may be permitted only with a special use permit.

(b) The following uses are allowed only by Special Use Permit in the PC, Planned Commercial District:

Civic

Public Assembly  
Utility Service, Major

Commercial

Commercial Outdoor Entertainment  
Commercial Outdoor Recreation  
Dance Hall  
Equipment Sales and Rental  
Manufactured Home Sales  
Mini-Warehouse  
Restaurant, Drive-in

Industrial

Custom Manufacturing  
Transportation Terminal

Miscellaneous Uses

Broadcasting and Communication Facility (Ord. No. 1170, adopted 11-11-97)

Office

Financial Institution (with drive-through window) (Ord. No. 1184, adopted 6-9-98)

(c) Other use types which are not listed above and which are determined to be appropriate and compatible with the proposed development and surrounding uses may be permitted in the PC district where they are specifically proposed in the preliminary master plan and approved pursuant to Section 3134.

(d) Residential uses shall be limited to no more than twenty-five percent (25%) of the total site area. A minimum of thirty percent (30%) of the portion of the site devoted to residential use shall be set aside as open space, pursuant to the standards set forth in Article IV.

(Ord. No. 1215, § 22, 5-11-99; Ord. No. 1278, § 6, 11-13-01; Ord. No. 1339, § 29, 9-9-03; Ord. No. 1415, § 10, 7-11-06)

### **Sec. 3162 Site development regulations.**

Each planned commercial development shall be subject to the following site development standards.

- (a) Minimum district size: 2 acres of contiguous land.
- (b) Minimum frontage: 75 feet measured at the right of way of a publicly-maintained street.
- (c) Minimum yard requirements:
  - (1) Yards for lots internal to the site will be established through the master plan.
  - (2) Yards for lots which abut land zoned Residential, shall have a transitional yard pursuant to Article V.
  - (3) For any lot which abuts a collector road, a minimum setback of 10 feet from the property line shall be established.
- (d) Minimum open space requirement: 25%
- (e) Lot coverage:
  - (1) More than one principle structure may be placed on a lot.
  - (2) Maximum lot coverage shall be determined through the preliminary development plan process.
- (f) Maximum height of structures, except church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt: 60 feet
- (g) Building facades shall maintain a consistent street edge, with the exception of passages for pedestrian access and drives to parking areas. The street elevation of principal structures shall have at least one street-oriented entrance, and contain the principal windows of the structure, with the exception of structures in a courtyard style.
- (h) All roof-top equipment shall be enclosed in building materials that match the structure or which are visually compatible with the structure.

- (i) Parking facilities shall be located behind the front building line. The administrator or Town Council may grant exceptions if necessary due to the shallow depth of a parcel, the location of existing mature trees, or other similar circumstances.
- (j) Automobile entrances to the site shall be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on the surrounding area. A maximum of two curb cuts shall be allowed per street frontage. Factors including the number of existing curb cuts in the area, the potential for increased traffic hazards and congestion, and the number of travel lanes of the street that serves the site shall be used to determine the number of curb cuts permitted.
- (k) Except where specifically excepted, outside storage of materials such as but not limited to tools, supplies, materials, or equipment, shall be screened in compliance with the requirements of Article V, Division 3.
- (l) All utility lines, electric, telephone, cable television lines, etc., shall be placed underground.

**Sec. 3163 Building design.**

(a) All building design styles within the PC district shall be compatible with each other and shall exhibit consistency in terms of their exterior materials, architectural style, size, shape, scale, and massing.

(b) The street elevation of principal structures shall have at least one street-oriented entrance, and contain the principal windows of the structure, with the exception of structures in a court-yard style.

(c) Site plans shall include drawings, renderings, or perspectives of a professional quality which illustrate the scale, massing, roof shape, window size, shape and spacing, and exterior materials of the structure.

**Sec. 3164 Joint and cross access.**

(a) These provisions will provide adequate driveway spacing along commercial corridors and reduce the potential for strip commercial development along the major roads of the Town.

(b) Adjacent commercial properties that generate 100 trips or more per day according to the Institute of Transportation Engineer's *Trip Generation Manual*, shall provide a cross access drive to allow circulation between sites. The Administrator or Town Council, as appropriate, may modify or waive the requirements of this section where the characteristics or layout of abutting properties would make development of a unified or shared access and circulation system impractical.

(c) A system of joint use driveways and cross access easements shall be established along all streets designated as "collector" or greater and the building site shall incorporate one or more of the following:

- (1) Service drive connections or cross access corridors preferably visible from the street between sites; a design speed of 10 mph and sufficient width to accommodate two-way travel aisles designed to accommodate automobiles, service vehicles, and loading vehicles;

- (2) Stub-outs and other design features to show that the abutting properties may be tied in to provide cross-access via a service drive;
- (3) A unified access and circulation system plan that includes coordinated or shared parking areas is required where practicable.
- (d) Applicants for a building permit, site plan shall:

- (1) Record an easement allowing cross access to and from other properties served by the joint use driveways and cross access or service drive; and
- (2) Record an agreement with the Town that remaining access rights along the public road will be dedicated to the Town and pre-existing driveways will be closed and eliminated after completion of the joint-use driveway; and
- (3) Record a joint maintenance agreement defining maintenance responsibility of adjoining property owners.

(e) The Zoning Administrator or Town Council, as appropriate, may reduce required separation distance of access points where they prove impractical, provided all of the following requirements are met:

- (1) Joint access driveways and cross access easements are provided wherever feasible in accordance with this section.
- (2) The site plan incorporates a unified access and circulation system in accordance with this section.
- (3) The property owner has entered into a recorded agreement with the Town, that pre-existing connections on the site will be closed and eliminated after completion of each side of the joint use driveway.

#### **Sec. 3165 Conditional zoning.**

Planned Commercial Zoning constitutes conditional zoning. The proposals in the preliminary development plan shall constitute proffers as outlined in Article I, Division 6 of this chapter, and the features in the final master plan shall constitute conditions of the rezoning.

#### **Sec. 3166 Maximum residential occupancy.**

The maximum dwelling unit occupancy shall be a family, plus two persons unrelated to the family; or no more than four unrelated persons.

### **DIVISION 17. [RESERVED]**

### **DIVISION 18. OFFICE DISTRICT**

#### **Sec. 3180 Purpose.**

The Office district is provided in recognition that certain areas are suitable for low intensity office uses. Such uses when properly designed may generate a minimum of light, noise, and



To: Planning Commission  
From: Andrew Warren, Development Administrator  
Date: August 2, 2007  
Subject: **Update** SUP 07-0005 – Gables Shopping Center - 1344 South Main Street

---

### **Revised Submittal**

The applicant has submitted a revised application to address issues pointed out in the staff report, during the neighborhood meeting, and during the Planning Commission work session. The applicant provided a revised application packet which is enclosed. This submittal replaces the original application.

The revised submittal includes:

- 1) The internal drive aisle adjacent to the primary Main Street entrance has been widened from approximately 23 feet to 30 feet. The *proposed conditions exhibit* shows two 12-foot wide lanes separated by a 6 foot wide striped median.
- 2) The *proposed conditions exhibit* now shows the sidewalk continuing from the western entrance on Country Club Drive to the adjacent property line.
- 3) A roof down-spout system, a low impact development feature, is shown on the *proposed conditions exhibit* to the rear of the addition. A roof downspout sizing calculation sheet is provided as well.
- 4) The *proposed conditions exhibit* shows two pedestrian cross access connections to the adjacent proposed 1<sup>st</sup> and Main development on the south and southwestern boundaries of the lot.
- 5) Revised building elevations for the front, side, and rear facades.
- 6) New monument sign detail that was not available at the time of the original submittal.
- 7) Draft drawings of the attached signage meeting the Town requirements.

### **Traffic Impact Analysis**

The revised trip generation analysis utilizes a more statistically reliable and applicable land use category (shopping center (ITE Land Use 820) versus supermarket (ITE Land Use 850). Left and right turn lane warrants using the revised trip generation results confirm the development engineer's original conclusions that right and left turn lanes are not warranted for the westernmost Country Club Drive entrance.

### **Low Impact Development(LID) Features**

The proposed roof down spout system is an incorporated LID feature that is consistent with section 3.10 of the Virginia Stormwater Handbook of Best Management Practices. The noted LID infiltration area as shown on the most recent plan in the northwest corner, is on top of the proposed sewer line. Therefore the applicant should be aware that the proposed sewer line location will need to be altered to "free up" this area for the proposed

infiltration or an alternative location on the site may need to be explored to make this approach more feasible. In addition, a potential cross-access drive may be required in this area that would further restrict the designated green space. The application of this feature appears reasonable and the exact size and location of the infiltration area can be finalized as part of a site plan review.

### **Signage**

The applicant has provided a monument sign detail that meets the Town's dimensional requirements for a freestanding identification sign. The location of the sign as shown on the proposed conditions exhibit will have to be adjusted to meet the Town's requirement of a ten foot setback from the edge of the public right-of-way.

In addition, the applicant has provided draft drawings of the building signage. The submitted attached illuminated signage meets the Town's requirements of 2 signs per tenant in a multi-establishment building and no more than 8% of the façade, not to exceed 120 square feet of signage, per façade.

There is currently no signage proposed for the side or rear of the Kroger building. The Planning Commission may want to recommend a condition prohibiting signage on the side and rear facades to prevent signage from being visible from nearby residential areas. A condition allows further protection against one of the two allotted signs being moved to the side or rear at a future date.

### **Architectural Detailing**

The applicant has submitted the front and side façades presented at the Planning Commission Work Session and updated the rear façade. The revised rear façade features brick material the expanse of the addition with a window treatment and brick detailing similar to the architectural features on the front and side of the building.

### **Cross Access Drive(s)**

The applicant has verbally requested that the Planning Commission recommend to Council that a waiver is granted to the cross-access drive requirement between the Gables Shopping Center and proposed 1<sup>st</sup> & Main Development. The ordinance states that Town Council can waive this standard if the characteristics or layout of abutting properties would make development of the circulation system impractical. The applicant has cited the uncertainty of not knowing what type of business they are connecting to and safety and liability concerns. The *proposed conditions exhibit* does not show any vehicular cross access drives, instead two pedestrian crossings are provided. The Planning Commission may want to consider the following options in evaluating this issue:

- 1) Not make a recommendation allowing for the cross access to be finalized during a site plan review. It should be noted that staff may have limited authority to require a cross access drive anywhere outside of the limits of construction during the site plan review.
- 2) Recommend that Council waive the standard and not require the applicant to provide the cross access drive.



- 3) Recommend to Council a condition stating general locations for one(or two) cross access drive(s) that would facilitate circulation between the two sites. Potential locations could be on the western boundary line located behind the proposed addition in close proximity to Country Club, on the western boundary line further south near the existing recycling area, and on the southern boundary line between the El Guadalupe's restaurant and the smaller strip retail building on the site.

#### **Exception to Parking**

As mentioned at the Planning Commission Work Session, an exception is required to allow the estimated 30 new spaces to be constructed in the location of the existing ABC store in front of the principal structure's front building line.

In determining whether to grant an exception, the Planning Commission shall consider:

- (1) The Comprehensive Plan
- (2) The purposes of the zoning district
- (3) The intent of the standard from which the exception is requested
- (4) Whether the intent of the standard may be met by alternate means

The intent of the standard is to avoid a large area of parking in front of a retail building. Almost all of the current parking for the shopping center is non-conforming to this standard. The required parking needed for the addition does not appear to be able to be accommodated elsewhere on the urbanized site without a major change in the location of proposed addition. The intent of standard is mitigated by the existing topography of the site and that the parking is not highly visible from the adjacent streets.

#### **Conclusion**

In addition to a possible condition regarding cross access, the Commission may wish to consider recommending to Council the following conditions:

- Prohibit exiting left turns from the rear Country Club Drive entrance by requiring right turn only improvements which channel exiting vehicles back towards South Main Street.
- Prohibit attached signage along the rear and side facades of the addition.